

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_\_\_  
no ☒

Property Name: Seward's Store Inventory Number: BA-2096  
Address: <sup>7815</sup>~~7819~~-7823 Philadelphia Road City: Rosedale Zip Code: 21237  
County: Baltimore County USGS Topographic Map: Baltimore East  
Owner: c/o George Donald, Jr. Is the property being evaluated a district? yes  
Tax Parcel Number: 0771; 0461 Tax Map Number: 0089 Tax Account ID Number: 1519074290  
Project: Rosedale Streetscape Project, MD 7 (US 40 to I-695) Agency: MD State Highway Administration  
Site visit by MHT staff: ☒ no ☐ yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property is located within a historic district? ☐ yes ☒ no

If the property is within a district District Inventory Number: \_\_\_\_\_  
NR-listed district ☐ yes Eligible district ☐ yes Name of District: \_\_\_\_\_  
Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in  
MIHP form (1980)

Description of Property and Eligibility Determination (Use continuation sheet if necessary and attach map and photo)

**DESCRIPTION OF PROPERTY**

Seward's Store is a complex of four interconnected buildings that stretch linearly along the southwest side of Philadelphia Road (MD 7) just southwest of its intersection with Rosedale Avenue. The complex, which occupies 3½ acres, is composed of buildings of residential and commercial function. The connected buildings along Philadelphia Road include a large late nineteenth-century frame residence, an early twentieth-century store block, and an early twentieth-century feed store. A smaller early twentieth-century dwelling is connected to the rear ell of the larger, earlier residence by a small infill addition.

**ELIGIBILITY DETERMINATION**

Although it played an important role in the history of Rosedale, the Seward's Store complex is not eligible due to a loss of integrity. Substantial alterations to the property include the demolition of historic ancillary buildings, the construction of additions, and the replacement of historic building materials.

Had it not been for this loss of integrity, the Seward's Store complex would likely have been eligible under Criterion A for its important association with the area's commercial and agricultural history. The store complex was one of the few commercial

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended ☒  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None  
MHT Comments

Sam Tullius  
Reviewer, Office of Preservation Services

Blunt  
Reviewer, NR Program

4/11/06

Date

4/12/06

Date

200600714

NR-ELIGIBILITY REVIEW FORM

Seward's Store

Inventory Number: BA-2096

Page 2

establishments in the small late nineteenth-century community of Rosedale. Its location along the Philadelphia and Baltimore Turnpike (now MD 7) was a commercial draw for the surrounding agricultural area. By 1915, the complex had the form that is evident today. Historic outbuildings that were associated with the property are no longer extant.

This property does not reflect the accomplishments of any important individuals, so it is not significant under Criterion B.

The architectural form of interconnected commercial and residential buildings is interesting, but not unique, and not necessarily a particularly good example of its type. Likewise, none of the individual components are particularly good examples of their type. Rather they are vernacular representations of common architectural forms found throughout the vicinity. For these reasons and because the complex does not represent the work of a master, possess high artistic value or innovative design technology, the resource is not significant under Criterion C.

The Seward's Store complex may have the potential to contain an archaeological site, but it was not evaluated under Criterion D.

Prepared by: A&HC, Inc.

Date Prepared: 1/30/2006

**BALTIMORE COUNTY**  
**HISTORIC SITE SUMMARY SHEET**

**SURVEY NO.:** BA-2096

**NAME:** Seward's Store

**LOCATION:** <sup>7815-</sup>~~7819~~-7823 Philadelphia Road (MD 7), Rosedale

**DATE:** Late Nineteenth to Early Twentieth Century

**ACCESS:** Private

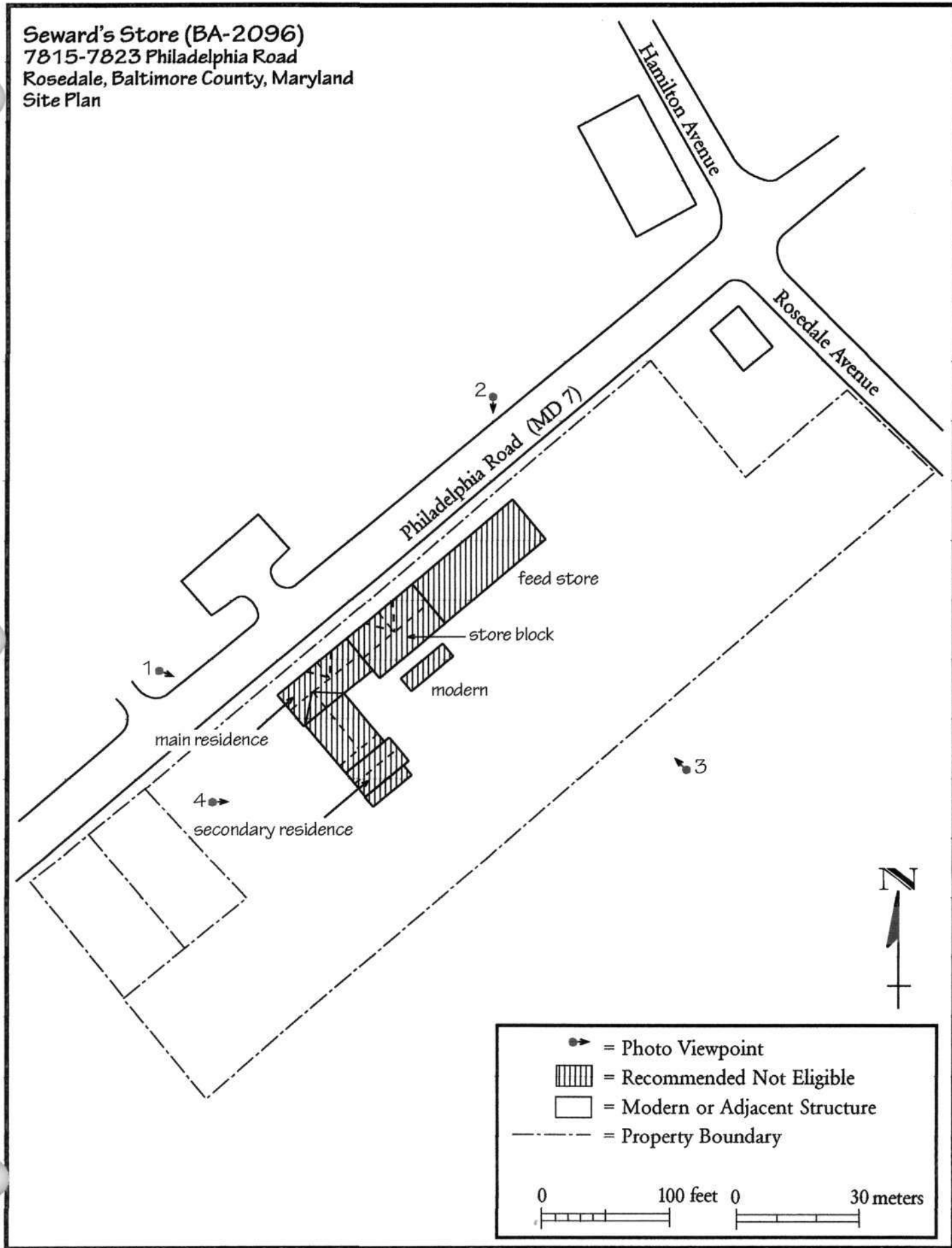
**DESCRIPTION:**

Seward's Store is a complex of four interconnected buildings that stretch linearly along the southwest side of Philadelphia Road (MD 7) just southwest of its intersection with Rosedale Avenue. The complex, which occupies 3½ acres, is composed of buildings of residential and commercial function. The connected buildings along Philadelphia Road include a large late nineteenth-century frame residence, an early twentieth-century store block, and an early twentieth-century feed store. A smaller early twentieth-century dwelling is connected to the rear ell of the larger, earlier residence by a small infill addition.

**SIGNIFICANCE:**

Although it played an important role in the history of Rosedale, the Seward's Store complex is not eligible due to a loss of integrity. Substantial alterations to the property include the demolition of historic ancillary buildings, the construction of additions, and the replacement of historic building materials. Had it not been for this loss of integrity, the Seward's Store complex would likely have been eligible under Criterion A for its important association with the area's commercial and agricultural history. The store complex was one of the few commercial establishments in the small late nineteenth-century community of Rosedale. Its location along the Philadelphia and Baltimore Turnpike (now MD 7) was a commercial draw for the surrounding agricultural area. By 1915, the complex had the form that is evident today. Historic outbuildings that were associated with the property are no longer extant. This property does not reflect the accomplishments of any important individuals, so it is not significant under Criterion B. The architectural form of interconnected commercial and residential buildings is interesting, but not unique, and not necessarily a particularly good example of its type. Likewise, none of the individual components are particularly good examples of their type. Rather they are vernacular representations of common architectural forms found throughout the vicinity. For these reasons and because the complex does not represent the work of a master, possess high artistic value or innovative design technology, the resource is not significant under Criterion C. The Seward's Store complex may have the potential to contain an archaeological site, but it was not evaluated under Criterion D.

Seward's Store (BA-2096)  
7815-7823 Philadelphia Road  
Rosedale, Baltimore County, Maryland  
Site Plan



BA-2096

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation  
BALTIMORE COUNTY  
Real Property Data Search

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[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1519074290

## Owner Information

Owner Name: 7815-23 PHILADELPHIA RD LLC      Use: COMMERCIAL  
Principal Residence: NO  
Mailing Address: C/O GEORGE DONALD ,JR      Deed Reference: 1) /19694/ 692  
7831 PHILADELPHIA RD      2)  
BALTIMORE MD 21237-2617

## Location &amp; Structure Information

Premises Address  
7819 PHILADELPHIA RD

Legal Description  
3.5351 AC  
SES PHILADELPHIA RD  
100 FT SW ROSEDALE AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
89	22	771						3	

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1887	Enclosed Area 4,110 SF
Property Land Area 3.54 AC	County Use 06
Stories	Basement
Type	Exterior

Value Information
Base Value
Value As Of
Phase-in Assessments
As Of
As Of
Land: 187,500
Improvements: 38,500
Total: 226,000
Preferential Land: 0

## Value Information

	Base Value	Value As Of	Phase-in Assessments	As Of	As Of
		01/01/2006	07/01/2006	07/01/2006	07/01/2007
Land:	187,500	507,700			
Improvements:	38,500	35,400			
Total:	226,000	543,100	331,700	437,400	
Preferential Land:	0	0	0	0	

## Transfer Information

Seller: PHILADELPHIA ROAD LLC	Date: 03/04/2004	Price: \$275,000
Type: NOT ARMS-LENGTH	Deed1: /19694/ 692	Deed2:
Seller: CHARLES SCHEELER & EQUITABLE	Date: 01/16/1998	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12612/ 107	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

## Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

Click here for a plain text ADA compliant screen.

BA - 2096



Maryland Department of Assessments and Taxation  
BALTIMORE COUNTY  
Real Property Data Search

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[New Search](#)  
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1519071090

## Owner Information

Owner Name: 7815-23 PHILADELPHIA RD LLC      Use: RESIDENTIAL  
Principal Residence: NO  
Mailing Address: C/O GEORGE DONALD ,JR      Deed Reference: 1) /19694/ 692  
7831 PHILADELPHIA RD      2)  
BALTIMORE MD 21237-2617

## Location &amp; Structure Information

Premises Address  
PHILADELPHIA RD

Legal Description  
LT SES PHILADELPHIA  
460 SW ROSEDALE AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
89	22	461						3	

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 0000	Enclosed Area

Property Land Area	County Use
.28 AC	06

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	ASBESTOS SHINGLE

## Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	30,810	44,800		
Improvements:	33,300	33,300		
Total:	64,110	78,100	68,773	73,436
Preferential Land:	0	0	0	0

## Transfer Information

Seller:	Date:	Price:
PHILADELPHIA ROAD LLC	03/04/2004	\$275,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /19694/ 692	Deed2:
Seller: SCHEELER CHARLES	Date: 01/16/1998	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12612/ 107	Deed2:
Seller: SCHEELER CATHERINE LOUISE	Date: 02/22/1980	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6138/ 183	Deed2:

## Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

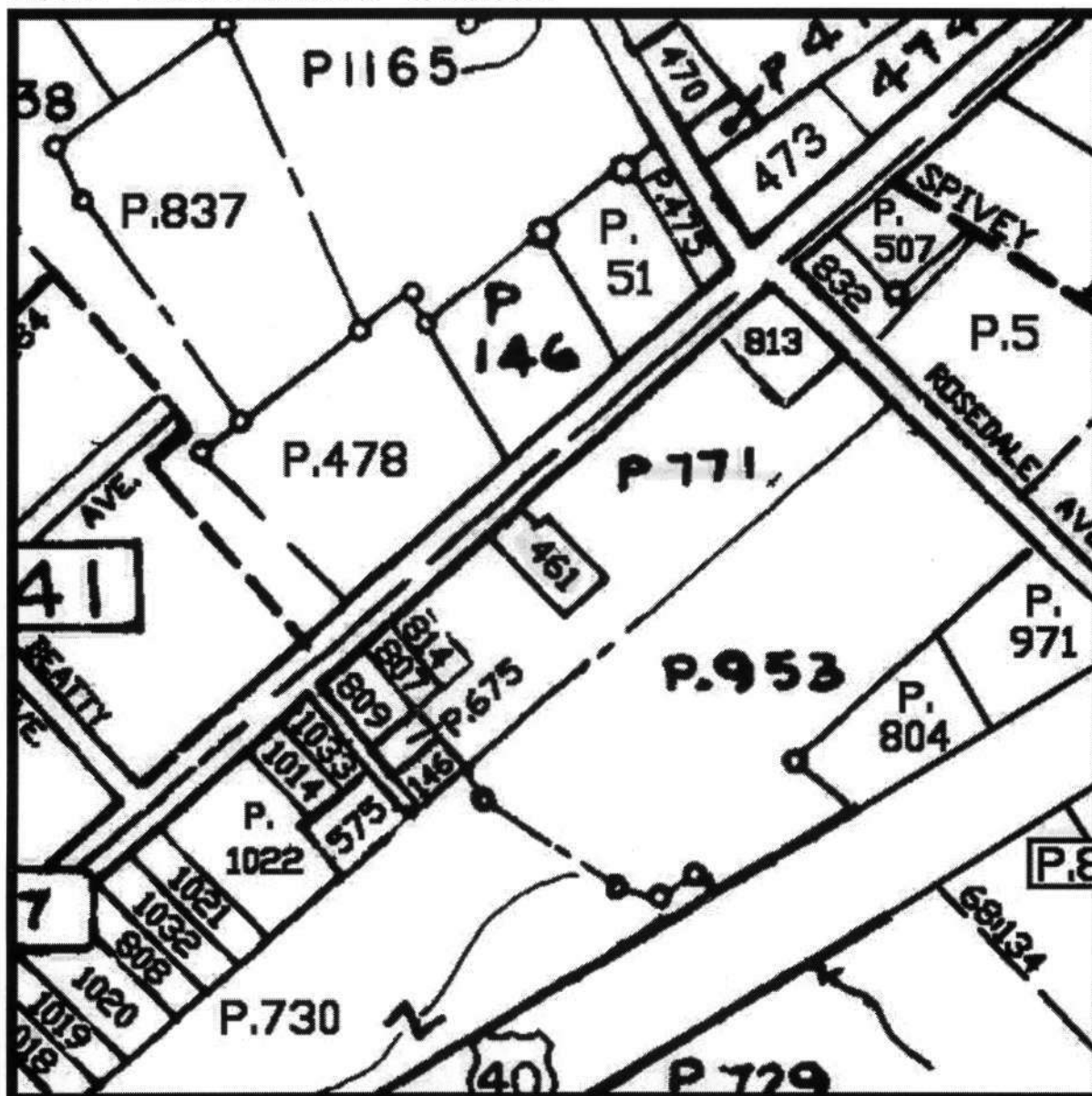
BA-2096



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

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District - 15 Account Number - 1519071090



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning  
 web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)



**Seward's Store (BA-2096)**  
 7815-7823 Philadelphia Road  
 Rosedale, Baltimore County, Maryland  
 Vicinity Map

The map is a topographic representation of the area around Seward's Store (BA-2096). It features contour lines indicating elevation, with a contour interval of 20 feet. Major roads shown include Philadelphia Road, Redhouse Road, and Golden Ring Road. The Back River flows through the lower portion of the map. Key locations labeled include Seward's Store (BA-2096), Rosedale, Golden Ring, Chesaco Park, and Baltimore East, MD. A scale bar at the bottom indicates distances in feet (0 to 7000) and kilometers (0 to 1). A north arrow is located in the lower-left corner. A locator map of Maryland in the bottom right corner shows the 'Quadrangle Location' within the state.

CONTOUR INTERVAL 20 FEET

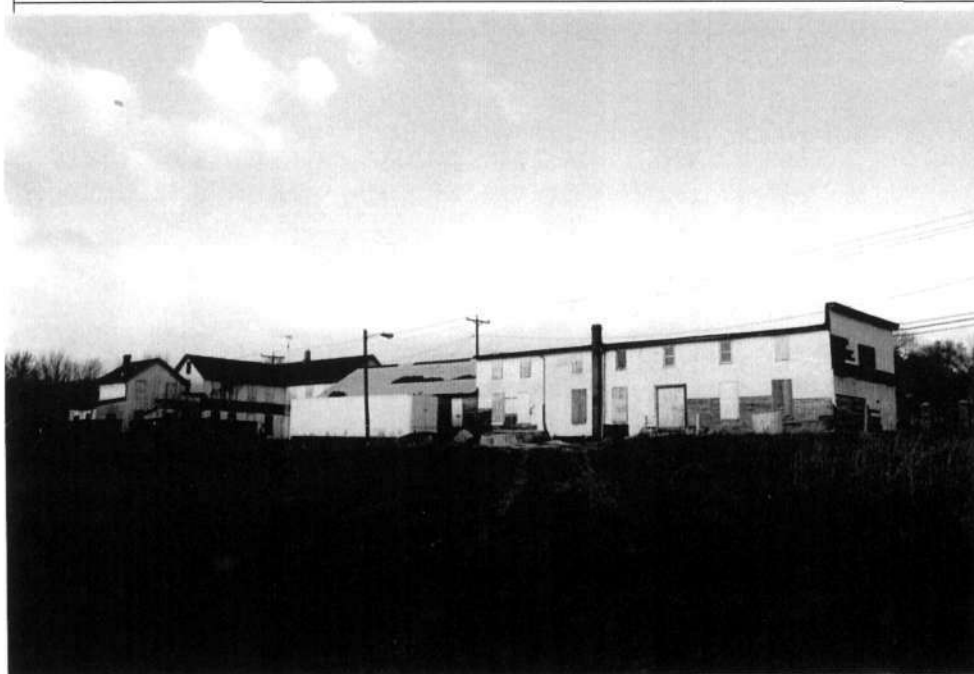




**PHOTOGRAPH 1:** Seward's Store, view of linear complex from northeast end showing main residence, store block, feed store, facing east along Philadelphia Road.



**PHOTOGRAPH 2:** Seward's Store, view of linear complex from southwest end showing feed store, store block, and main residence, facing south along Philadelphia Road.



**PHOTOGRAPH 3:** Seward's Store, view of rear of complex, facing northwest.



**PHOTOGRAPH 4:** Seward's Store, view of southwest gable end of main block including the rear ell and the secondary residence off the back end, facing east.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC Seward's Store

AND/OR COMMON Seward's Lawn, Garden and Feed Store

**2 LOCATION**

STREET & NUMBER 23  
7815-19 Old Philadelphia Road (Md. 7)

CITY, TOWN Rosedale VICINITY OF CONGRESSIONAL DISTRICT

STATE Maryland COUNTY Baltimore

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED (partially)	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Telephone #:

STREET & NUMBER

CITY, TOWN STATE, zip code  
VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.  
Baltimore County Court House

Liber #: 4512  
Folio #: 323

STREET & NUMBER

CITY, TOWN STATE  
Towson MD

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN STATE

**7 DESCRIPTION**

BA-2096

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Seward's Store is a complex of four connecting commercial and residential buildings and several outbuildings dating from the turn of the century and located on the southeast side of Old Philadelphia Road, the old turnpike route from Baltimore to Philadelphia, about three hundred feet southwest of the intersection of Rosedale Avenue.

The main building in the complex is a two story frame house on a stone foundation at the southern end of the connecting buildings. It is basically rectangular with an ell at the rear which has been enlarged several times. The front or northwest elevation is seven bays wide and has a central gable with a Gothic arched window. A one-story shed roofed porch extends across the front elevation. Three doors alternate with windows on the first floor. The flanking doors have arched molding panels. The central door has been replaced with a modern glass and aluminum door. The second floor windows are 4/4 and have louvred shutters.

The rear ell apparently had two bays on the south elevation originally, to which a third bay was added at an unknown date. The angle of the two sections on the southeast side of the house has a one story shed roofed porch with doors opening from both main and ell sections. The second floor windows are 4/4 and shuttered as on the front elevation, but the shutters on the main section are raised paneled rather than louvred.

The decorative details of the house are confined to the arched gable window and the lamb's tongue chamfers of the porch posts. The rear porch has simple curving brackets on the posts of the main section.

The main house is connected to a one story gable roofed store addition on the north which has a central gable and a modern glass enclosed porch. This section adjoins a flat roofed feed store. A separate two story frame house dating from the early twentieth century is located immediately east of the ell and has been connected to the ell by a one story infill section.

Other buildings on the site include a barn and concrete block storage building or barn behind the lawn and garden store.

The main house and the house connected to the ell have asbestos shingle siding and the feed and garden stores have aluminum siding. On the rear elevation, some sections of German siding are visible.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**  
The roofs are composition material or corrugated metal in some of the rear sections.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES c. 1898; c. 1910 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Seward's Store complex is significant as a late nineteenth century store and residence building combination which grew according to the changing needs of the surrounding area. It exemplifies the typical aspect of the late nineteenth century rural store, resembling a residence more than a commercial building. The complex served as a community center for Rosedale, containing the Rosedale post office in the late 1890's and the predecessor of Rosedale Federal Savings and Loan Association during the early 1900's.

Charles H. Seward, owner and proprietor of the store from 1904 until the 1920's, was one of the Vice-Presidents of the Baltimore-Philadelphia Road Improvement Association in 1926. The organization was an early effort to preserve the historical integrity of the old Philadelphia Turnpike route.



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Bromley's Atlas of Baltimore County, 1898, 1915  
The Historical Baltimore-Philadelphia Road, 1926

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Janet Davis

ORGANIZATION

MHT/SHA

DATE

November 24, 1980

STREET & NUMBER

21 ~~ANNAPOLIS~~ State Circle

TELEPHONE

(301) 269-2438

CITY OR TOWN

Annapolis

STATE

MD 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

BA. 2096 SEWARD STORE. Still known as Seward's Store, this structure on south side of Philadelphia Road southeast of Rosedale Avenue is shown on tax map as C.H. Seward's Map 89, P771. Deeds 4512:323. (Yet the tax ledger of 1918 would suggest that Charles H. Seward sold all his real estate in the 15th District in two parcels, to Schuler, who acquired the store, and also to Rohrs, in 1921 and 1922, respectively.

Tax Ledger, 1911, District 15, f.325

Chas. H. Seward, Rosedale

4 acres on Phila road e. of Rosedale Ave.	400
Dwelling 750 Store 150 Outbuilding 25	925
9 acres s. of Phila. road w. of Rosedale Av.	900
Dwelling & Store 400 house 400	
Barn & Stable 250 Outhouses 235	2,285
Livestock ..... etc.....	1,020

Tax Ledger, 1918, District 15, f. 706

Charles H. Seward

12 acres Phila Rd at Rosedale @ \$150	1,800
House 2000 House 432 Store 2000	4,432
Store house 1500 House 800 House 800	3,100
Barn 218 Barn 624 Shed 144	986
Other buildings	75
Vehicles Livestock 200	400
1919 Horse 100 Auto 300 Auto 250 Auto 400	1,050
Veh 100 Harn 15 Fix 400 Mdse 1500	2,015

(Note: the "Abate" side of the ledger page shows that in 1921 the store account was transferred to someone named Schuler, the rest of the property in 1922 was transferred to "Rohrs."--J. McGrain, 1980).

*Information from John McGrain,  
Baltimore County Office of Planning & Zoning*







Seward's

BA-2096

7815-23 Old Trail

Rosedale

photos Janet Davis

near 1000 W. 11th Street

20 October 1950

near elevation main building

1/3



Sewall's Store

BA 2096

7815-23 Old Philadelphia Road

Rosario, D.

photo: Target Inc.

neg loc: DTD Archive 70

20 October 1970

Store loc: 3 along Old Philadelphia Road, northwest of

2/3





Seward's Store

BA-2096

7815-23 Old Philadelphia Rd.

Rosedale, MD

photo: Janet Davis

neg loc: MD Historical Trust

20 October 1980

north west elevation, main building

33